



The Old Stables Yard at Vinehall, Vinehall Road, Robertsbridge TN32 5JL oieo £1,750,000 freehold

DEVELOPERS AND INVESTORS

An interesting cluster of period buildings five converted and currently let with planning permission granted under reference RR/2022/2991/P to create four additional units with associated parking and gardens. In addition there is a large car park and section of ground that is also thought to offer potential in all about 1.1 acres.

Cluster of Buildings	5 Converted Units	4 Unconverted Units	Associated Parking
Gardens	Convenient Location	1.1 Acres	

Description

An attractive complex of period buildings that comprise five units let under Assured Shorthold Tenancies with planning permission in place Ref: RR/2002/2991/P to convert four additional units. The existing properties are let and producing a below market rental of £53,340 per annum. All the converted units offer potential and are presented in reasonable order with gas central heating, parking and gardens. The four unconverted units have planning permission to create three 1 bedroom units and one 2 bedroom unit.

The existing buildings are arranged around an attractive courtyard that provides parking and an additional driveway leads round to a further section of ground where there is additional parking and a large area of level lawn that may offer some potential, subject to any necessary consent.

This is an interesting development opportunity that not only offers the opportunity to create additional dwellings but also to improve and upgrade the existing properties and enhance the rental yields.

NOTE: We are advised the property shares the drainage system with Vinehall School and is liable for a 5% contribution towards any upkeep.

Directions

From our office in Battle High Street proceed north on the A2100 and continue to Johns Cross roundabout taking the second exit onto the A21 towards Hastings. Proceed along for a short distance passing Vinehall School where the entrance to the buildings will be found shortly after.

What3Words:///cups.trudges.farmer

THE UNITS COMPRISE

BLOCK A - UNIT 1 - Unconverted

Circa 55 sq.m. Approval for:
Open plan kitchen/living/dining room;
Home Office;
Bathroom;
Bedroom.

BLOCK A - UNIT 2 - Unconverted

Circa 56 sq.m. Approval for:
Entrance Hall;
Open plan kitchen/living/dining room;

Bedroom;
Bathroom.

STABLE COTTAGE

Converted and Let.
75 sq.m.
Entrance Hall;
Living Room;
Dining Room;
Kitchen;
Bathroom;
First Floor Landing;
2 Bedrooms;
Study Area.

GARDEN COTTAGE

Converted and Let.
Shared Hallway;
Kitchen;
Dining Room;
Living Room;
First floor landing;
2 Bedrooms;
Bathroom.

BLOCK A - UNIT 5

Converted and Let.
27 sq.m.
Shared Entrance Hall;
Open Plan kitchen/living/dining room;
Bedroom;
Bathroom.
Potential to enlarge subject to any necessary consent.

BLOCK B - PARK VIEW

Converted and Let.
100 sq.m.
Covered Porch;
Entrance Hall;
Living Room;
Kitchen/Dining Room;
Utility Room;
Shower Room;
2 Bedrooms;
Attached Store/Garage;



BLOCK C - UNIT 3 - Unconverted

51 sq.m. Approval for:
Entrance Hall;
Open Plan Kitchen/Living/Dining Room;
Bedroom with En-Suite.

WISTERIA COTTAGE

Converted and Let.
68 sq.m.
Entrance Hall;
Living Room;
Kitchen;
Bathroom;
Separate WC
First floor landing;
Bedroom;
Study.

UNIT 4 - Unconverted

62 sq.m. - Approval for:
Entrance Hall;
Open Plan Kitchen/Living/Dining Room;
2 Bedrooms;
Bathroom;
Associated Parking;
Garden;
Large additional car park;
Level Area of Lawn.



SITE PLAN



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.